



# SOUTHPOINTE BUSINESS PARK

6770, 6800, & 6802 W SNOWVILLE ROAD  
BRECKSVILLE, OHIO 44141





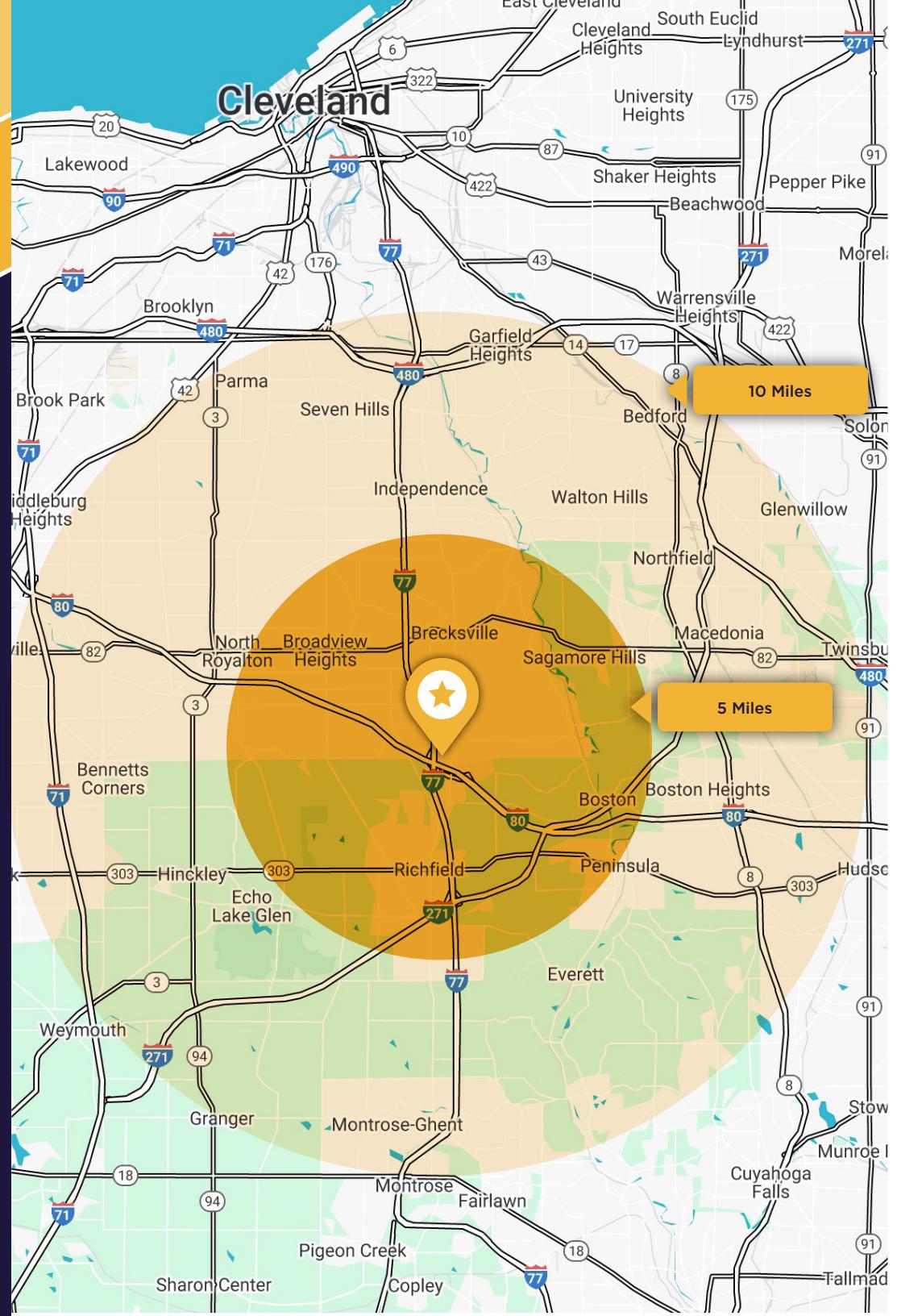
- Lease Rate**  
**\$12.95 SF NNN**
- Southpointe I Walkthrough**
- Southpointe II Walkthrough**
- Southpointe III Walkthrough**

# PROPERTY HIGHLIGHTS

- Prime Location in Brecksville** - Located in Brecksville, OH, the property is minutes from Valor Acres and Downtown Brecksville, with easy access to shopping, dining, corporate campuses, and I-77, I-480, and turnpike.
- Flexible Office Space with Visibility** - Offering divisible office spaces starting from 2,500 SF, the property can accommodate various business needs with flexible layout options.
- Direct Highway Access** - Located right off I-77, the property is centrally positioned between major highways such as I-480 and the turnpike.
- Abundant Parking and Accessibility** - The property offers ample parking for easy tenant and visitor access.
- On-Site Amenities and Nearby Services** - Tenants benefit from a variety of amenities within a 10-minute radius, including restaurants, retail, and fine dining, enhancing both convenience and work-life balance.

6800 W SNOWVILLE	<b>Suite 100</b>	10,963 SF
6802 W SNOWVILLE	<b>Suite 200</b>	4,518 SF
6770 W SNOWVILLE	<b>Suite 219</b>	1,527 SF
	<b>Suite A</b>	2,614 SF
	<b>Suite C</b>	3,612 SF
	<b>Suite E</b>	7,504 SF
	<b>Suite 101</b>	10,817 SF
	<b>Suite 102</b>	6,001 SF

# LOCATION MAP



## DEMOGRAPHICS (5 MILE | 2025)

<b>46,323</b>	<b>\$166,368</b>
POPULATION	AVG. HH INCOME
<b>2,079</b>	<b>30,241</b>
BUSINESSES	EMPLOYEES
<b>46.5</b>	<b>19,235</b>
MEDIAN AGE	HOUSEHOLDS



**6800 SNOWVILLE**



**6802 SNOWVILLE**

# WHY BRECKSVILLE?

Once known for its scenic parks and residential neighborhoods, Brecksville has quietly become one of Northeast Ohio's strongest suburban business communities. Located at the midpoint between Cleveland and Akron with immediate access to I-77, the city offers the same convenience that has long made Independence a corporate favorite, but with a modern, master-planned feel that's attracting a new generation of employers.

The centerpiece of Brecksville's growth is Valor Acres, a 100-acre mixed-use campus that combines Class A offices, apartments, retail, hotel, and dining. National companies such as Sherwin-Williams and Hylant have already committed to space there, signaling major confidence in the city's future.

Beyond Valor Acres, Brecksville is home to a growing number of regional employers and professional service firms who value its easy highway access, high-quality workforce, and beautiful setting. The Brecksville Road corridor features a mix of corporate offices, medical facilities, and technology users, while nearby developments like the VA Medical Campus, the Cleveland Clinic Family Health Center, and the Brecksville Community Center continue to draw investment and daily traffic.

Surrounded by the Cuyahoga Valley National Park and Cleveland Metroparks, Brecksville offers a unique balance of business opportunity and lifestyle appeal. Its strong schools, safe neighborhoods, and steady infrastructure investment make it a natural choice for companies seeking the same regional reach as Independence in a newer, more livable environment.

Brecksville is quickly becoming the next great suburban office destination in Northeast Ohio.



# AERIAL MAP





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